

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

May 17, 2005

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, May 17, 2005, at 8:30 a.m. at the Douglas Park Fieldhouse, 1401 South Sacramento, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Lori Healey
	Martin Nesbitt
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Absent:	None
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Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, today's agenda once again reflects CHA's commitment to rebuild and improve the quality of life for CHA's residents. The Board is scheduled to approve the contract extension for needs assessment and case management for Horner residents. These services are designed to help families be successful as they transition from their old unit to a new one. In order to continue to link families with opportunities that will help them move towards self-sufficiency, the Board is also scheduled to approve the contract extension for the Employability Plus program. This program is important because it helps adult residents get their high school diploma or GED and also provides job and skills training for different trades. The board will also consider a contract with After School Matters for a Summer Pre-Apprenticeship Program where teens can learn a combination of academic and professional development skills such as problem-solving and teamwork. Per Mr. Peterson, also on the agenda today is a recommendation to enter into an IGA with Chicago Police for installation, maintenance and monitoring of Police High-Tech Video Surveillance Cameras at various CHA developments. This is to help keep residents and grounds safe from criminal activity. Mr. Peterson concluded his report by encouraging families to sign their kids up for the Park District's summer day camp program and the many other available programs, mentioned earlier in the meeting by the Chairperson.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session.

A Motion to approve Minutes for the following Board Meetings was presented by Commissioner Harris: Regular Meeting of November 16, 2004, Regular Meeting of December 21, 2004, Regular Meeting of January 18, 2005, Regular Meeting of February 15, 2005, Regular Meeting of March 15, 2005, and Regular Meeting of April 19, 2005. The Motion was seconded by Commissioner Healey and unanimously approved as submitted.

Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session. Commissioner Nesbitt then presented a Motion to approve Executive Session Item 1.

(Executive Session Item 1)

RESOLUTION NO. 2005-CHA-65

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 4, 2005 requesting that the Board of Commissioners approves the Personnel Actions Report for April 2005.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for April 2005.

The Motion to adopt Executive Session Items 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Lori Healey
	Martin Nesbitt
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Nesbitt, Chairperson of the Finance & Audit Committee then presented the monthly Committee report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, May 11, 2005. The Chief Financial Officer and her staff presented the committee with the Treasury and Cash Flow Report as of April 30, 2005, the First Quarter Financial Statement Report and the Quarterly grant Report.

Commissioner Nesbitt then presented an Omnibus Motion for the approval of the resolutions for Items A1 thru A3, discussed, voted and recommended for approval by the Finance & Audit Committee.

(Item A1)

HUD uses the Performance Funding System (PFS) to determine a public housing authority's eligibility for an operating subsidy. The PFS is applicable to all public housing authority owned units under an Annual Contributions Contract. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2005. Based on the formula established by HUD as a part of the Moving-to-Work Demonstration Agreement ("MTW Agreement"), Memorandum of Approval, Resident Protection Agreement, the resolution for Item A1 approves

requesting a revised operating subsidy in the amount of \$172,530,727. This figure was determined by using the formula described in the MTW Agreement. For fiscal years 2000-2005, CHA must prepare its request for operating funds by making adjustments to the base year subsidy eligibility. Upon release of the final pro-ration amount, the CHA's FY2005 Comprehensive Budget will be adjusted accordingly.

RESOLUTION NO. 2005-CHA-66

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated April 18, 2005 requesting authorization to submit a revision of the FY2005 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2005 Performance Funding System Performance Calculation Revision.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approve the FY2005 Performance Funding System Calculation Revision and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Item A2)

The CHA receives hundreds of checks during the course of monthly business. These checks are received from both internal and external sources. Many are billed directly to the third party payer through an automated non dwelling rental billing procedure established by Finance. In an effort to formalize the collection, accounting and monitor and control of these funds, Treasury has developed the Collection/Depository policy and related procedures. This comprehensive formal CHA Collection/Depository provides the following benefits: Increased utilization of Image enabled lockbox, ensures faster collection of funds and interest income generation, and segregates functions within the cash receipts procedures for greater internal control. In addition, it provides a framework and procedure for new revenue items and the ability to codify and manage the collection, accounting and reconciliation of CHA miscellaneous income sources. Accordingly, the resolution for Item A2 approves the adoption of the Collection/Depository policy.

RESOLUTION NO. 2005-CHA-67

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2005 requesting adoption of the Collection/Depository policy and concurs in the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners repeal and rescinds any and all previously adopted Collection/Depository policies, and resolutions related to the approval of such policy.

THAT, the Board of Commissioners adopts the Chicago Housing Authority Collection/Depository Policy dated May 17, 2005, attached hereto as Exhibit 1.

THAT, the Collection/Depository Policy dated May 17, 2005 shall be effective immediately.

(Item A3)

The CHA's collective bargaining agreement with Local 399 and Local 73 expires in May 2005 and December 2005, respectively. While employed by the CHA as Manager of Labor-Employee Relations, Kevin Krug successfully negotiated the current collective bargaining agreements that govern the CHA's relationship with these union locals. Mr. Krug resigned from his CHA position in March 2005. Given Mr. Krug's past success in negotiating with these locals, his comprehensive knowledge of the issues likely to be raised in the 2005 negotiations, his understanding of the CHA's strategic interests, and his familiarity with the parties to these negotiations, the CHA proposes to retain Mr. Krug to lead the CHA's negotiations with Local 399 and Local 73 in 2005 and assist with related issues. Accordingly, the resolution for Item A3 approves a waiver of post-employment restrictions for Kevin Krug.

RESOLUTION NO. 2005-CHA-68

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated April 27, 2005, entitled “Authorization to Waive Post-Employment Restrictions to Facilitate Negotiations of Collective Bargaining Agreements,”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to waive the post-employment restrictions in the CHA Ethics Policy to allow the CHA to retain former CHA Manager of Labor-Employee Relations, Kevin Krug, in the capacity of lead negotiator for the CHA in the upcoming collective bargaining negotiations with Local 399 and Local 73 as well as assist with related issues.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Lori Healey
	Martin Nesbitt
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facility Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facility Committee held its regularly scheduled meeting on Wednesday, May 11, 2005, at approximately 1:30 p.m. at the 626 W. Jackson Corporate Offices. There were no presentations to come before the Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B6, discussed, voted and recommended for Board approval by the Operations Committee.

(Item B1)

In 2003, the CHA secured the services of LCM to conduct a self-evaluation of existing ADA Units and develop a transition plan for the CHA’s programs, facilities and communications to ensure equal access for persons with disabilities in accordance with all applicable local, state and Federal requirements, including but not limited to Section 504. LCM’s assistance has been valuable in dealing with the deficiencies found in renovated ADA Units during a review of these Units in 2004 by HUD. LCM has completed their responsibilities under the contract issued in 2003. The CHA has determined that it would be advantageous to procure LCM’s services under a new contract to review architectural drawings for ADA Section 504 compliance *prior* to construction in order to catch and correct any potential misinterpretations of ADA Section 504 regulations by the CHA’s Prime Design Consultants (“PDC”). Experience has shown that the layers of regulations have become so complex and at times contradictory, that even the most experienced PDCs have been providing drawings and specifications that do not always adequately meet these requirements. LCM possesses a national reputation as a recognized expert in this field and their services are needed immediately. Accordingly, the resolution for Item B1 approves award of contract to LCM.

RESOLUTION NO. 2005-CHA-69

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 11, 2005 entitled “Authorization to execute a contract with LCM Architects LLC to

provide reviews of CHA architectural drawings for ADA Section 504 Compliance”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with LCM Architects, LLC in the not-to-exceed amount of \$198,000.00 to provide review services for CHA architectural drawings for the purpose of determining ADA Section 504 compliance. The base term of the contract is two (2) years from the date of the Notice to Proceed, with two (2) one (1) year renewal options subject to Board approval. This award is subject to the firm’s compliance with CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding, licensing, and insurance requirements.

(Item B2)

As part of the Capital Improvement Program, CHA solicited bids to modernize the Family Housing at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue. A General Contractor is necessary to perform general modernization of apartment units and common areas, façade repairs, and building site improvements at Wentworth Gardens and a total of two hundred and twelve (212) Units will be renovated. The CHA advertised Invitation for Bid No. 01322 on May 19, 2004 to modernize the Family Housing at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue and made an award under Contract No. 1. The award of Contract No. 1 was approved by the Board of Commissioners on December 21, 2004. The CHA advertised Invitation for Bid No. 01375 on March 4, 2005, for Contract No. 2, to modernize the Family Housing at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue. The IFB was advertised in area newspapers, and on the CHA website. The CHA also mailed flyers on March 4, 2004 to 40 firms, including 11 M/W/DBE firms. The CHA received and opened six (6) bids and conducted a pre-award survey after the bid opening to ensure the selection of the lowest responsive and responsible bidder. Following the pre-award survey, DPC determined that the bid submitted by the apparent low bidder was not responsive to the IFB. Therefore, it would be in the best interest of the CHA to avoid any further delay in issuing Contract No. 2, to award the contract to the second apparent low bidder, FHP Tectonics General Contractors. FHP Tectonics’ bid of \$35,542,000.00 was the second lowest bid submitted in response to the IFB. FHP Tectonics has a successful, long-term relationship with the CHA and has repeatedly demonstrated that it has the capacity and financial backing to tackle projects on the scale of Wentworth Gardens. Re-bidding this project will result in substantial delays in the renovation of this development, resulting in delayed unit completion under the Plan for Transformation, accordingly, the Resolution for Item B2 approves award of contract to FHP Tectonics.

Commissioner Amey Recused from voting on Item B2.

RESOLUTION NO. 2005-CHA-70

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 11, 2005 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH FHP TECTONICS GENERAL CONTRACTORS FOR THE FAMILY HOUSING MODERNIZATION AT WENTWORTH GARDENS (IL2-008) – CONTRACT NO. 2”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with FHP Tectonics General Contractors in the amount of \$35,542,000.00 for Contract No. 2 of the Family Housing modernization at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

In March 2004, the Board approved entering into negotiation for a Development Agreement with Granite Partners for Oakwood Boulevard, LLC, for the first phase of homeownership development of the Madden/Wells site. Pursuant to the Development Agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire

homeownership development site. The estimated remediation cost for “The Arches at Oakwood Shores” is \$1,658,000.00. CHA’s contractual responsibility for remediating foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost (\$3,316,000.00). Site preparation has begun in order to begin the development activities for this redevelopment. Coordination meetings have taken place over the past several months with various agencies both public and private that will take part in the construction activities on the site. HUD has indicated that since a competitive process was engaged to procure the development team as identified in the Plan approved by HUD, and since the engineered barrier approach to remediation involves construction elements to be performed post-closing, there is justification to enter into this contract with the Developer. Accordingly, the Resolution for Item B3 approves award of environmental remediation contract to Granite Partners for Oakwood Boulevard, LLC. Various benefits to the project will be realized by entering into a contract for remediation activities with the Developer. The benefits namely are: (1) continuity of schedule; (2) continuity of activity; and (3) economy of scale.

Commissioner Young recused from voting on Item B3.

RESOLUTION NO. 2005-CHA-71

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, May 17, 2005, entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH GRANITE PARTNERS FOR OAKWOOD BOULEVARD, LLC FOR ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE MADDEN/WELLS PHASE I FOR-SALE REDEVELOPMENT SITE”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract (“Remediation Agreement”) with Granite Partners for Oakwood Boulevard, LLC for a total contract amount not to exceed \$3,316,000.00 (which represents 200% of the estimated remediation cost for the Madden/Wells Phase I For-Sale Redevelopment Site) to perform remediation activities in support of the Madden/Wells Phase I For-Sale Redevelopment Site (also known as The Arches at Oakwood Shores). The term of the contract shall be the earlier of: final receipt of a “No Further Remediation” letter from the IEPA with regards to the Madden/Wells Phase I For-Sale Redevelopment Site, or two years, subject to a one year extension, if approved by the Board of Commissioners and HUD

(Item B4)

On April 20, 2004 the Board of Commissioners authorized the CHA to commence negotiations for a development agreement and ground lease for the first homeownership phase (130 units consisting of 103 market rate units, 12 units to be reserved for purchase by public housing residents and 15 affordable units) of the Madden/Wells developments. The developer, Granite Partners, will be responsible for assembling financing, construction and managing the development project. Although this phase of homeownership development within the Madden/Wells community does not consist of any public housing units, 12 units are being reserved for purchase by qualified public housing residents (former residents of Ida B. Wells, Madden Park and Clarence Darrow Homes shall be given first priority to purchase the reserved public housing units). The development will be developed on scattered sites roughly bounded by East 38 Street on the north, the alley east of South Ellis Avenue on the east, East Pershing Road on the south and South Langley on the west. As such, portions of the development site will be ground leased to the developer and portions of the site will be conveyed via quit claim deed for the construction of townhomes being built as part of the overall development. The anticipated date to open the construction loan is May 31, 2005. Construction is expected to begin during the month of June, 2005. Accordingly, the resolution for Item B4 approves the execution of a development agreement with Granite Partners for Oakwood Boulevard, LLC, for the first homeownership phase.

Commissioner Young recused from voting on Item B4.

RESOLUTION NO. 2005-CHA-72

WHEREAS, the Board of Commissioners has reviewed the Board letter dated April 19, 2005 requesting authorization to execute a development agreement, ground lease and

quit claim deed with Granite Partners for Oakwood Boulevard, LLC for the first phase of homeownership development for the Madden/Wells developments.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Development Agreement, ground lease (substantially in the forms attached) and quit claim deed with the development team of Granite Partners for Oakwood Boulevard, LLC (“Granite Partners”), a limited liability company comprised of Granite Madden Wells Sale, LLC and MB Real Estate Services, LLC for the first homeownership phase of the redevelopment of the Madden/Wells developments

(Item B5)

In March 2001, the Board authorized the execution of an Intergovernmental Agreement (“IGA”) between the CHA and DoE to perform all environmental reviews and prepare all necessary documentation for the Plan for Transformation (“Plan”) pursuant to the MTW Agreement. In May 2002, the Board authorized an increase in funding for the IGA from \$1,000,000.00 to \$3,000,000.00 and an amendment to the IGA to allow DoE to assist the CHA and perform or manage targeted environmental remediation services in connection with the extensive redevelopment and rehabilitation work required to implement the Plan for Transformation. In March 2004 the Board authorized an increase in funding from \$3,000,000.00 to \$4,500,000.00 for required environmental reviews and targeted remediation to be performed under the terms of the IGA, as amended. To date, the CHA has expended an approximate \$3,000,000 of the \$4,500,000 in funding previously authorized for this IGA, and the CHA has committed another approximate \$800,000 for requested services under the IGA. The requested services include environmental reviews and oversight activities. The remaining approximate \$700,000 of authorized funds will be committed to targeted remediation in the Lake Park Crescent development area. The CHA, in consultation with DOE, estimates that an additional \$1,500,000 above the amount previously authorized by the Board of Commissioners is required to perform environmental remediation oversight, reviews and reporting on the CHA’s mixed income development sites over the next 12 to 18 months. Accordingly, the resolution for Item B5 authorizes an increase of funds to the existing IGA with the Department of Environment.

RESOLUTION NO. 2005-CHA-73

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May, 11 2005 entitled, “Authorization to Increase the Funding for the Intergovernmental Agreement with the City of Chicago Acting Through its Department of the Environment”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the funding for the Intergovernmental Agreement (“IGA”) with the City of Chicago, acting through its Department of the Environment from \$4,500,000 to an amount not-to-exceed \$6,000,000 for environmental reviews and the targeted environmental remediation services to be performed under the terms of the IGA, as amended

(Item B6)

The resolution for Item B6 approves an IGA with the City of Chicago through its Office of Emergency Management and Communication (OEMC) for installation, maintenance and monitoring of Police High Tech Video Surveillance Cameras in various CHA developments. “Operation Disruption” is a CPD initiative designed to significantly and immediately disrupt violent crime, street gang related activity and illegal narcotic related activity in designated high crime areas by using specially designed Cameras. The Cameras allow them to more effectively monitor, quickly respond to, and thus control the level of illegal activity in locations where the Cameras have been installed. CPD has completed an assessment of the higher crime areas within the CHA housing portfolio, and has recommended this new technology, as an additional policing service, to deter criminal and gang related activity at various CHA locations. CPD will purchase twenty-four (24) of these cameras and five (5) remote control boxes to be used at various CHA locations that will be mutually agreed upon by the CHA and CPD.

RESOLUTION NO. 2005-CHA-74

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 11, 2005 requesting “Authorization to Enter into an Intergovernmental Agreement with the City of Chicago, Acting Through its Office of Emergency Management and Communications for Installation, Maintenance and Monitoring of High Tech Video Surveillance Cameras in Various CHA Developments”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago, acting through its Office of Emergency Management and Communication in an amount not-to-exceed \$1,115,500.00 for a five (5) year term, with one (1) two year extension option to install, maintain and monitor specialty designed high tech video surveillance cameras in various CHA Developments to be mutually agreed upon by the CHA and CPD.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey (Recused from voting on Item B2 only) Earnest Gates Dr. Mildred Harris Michael Ivers Lori Healey Martin Nesbitt Carlos Ponce Mary Wiggins Sandra Young (Recused from voting on Item B3 & B4)
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Nays:	None
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Commissioner Amey recused from voting on Item B2 only.

Commissioner Young recused from voting on Items B3 and B4.

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, May 11th at the 626 W. Jackson Corporate Offices. Rayne Martin, Director of Relocation & Supportive Services, and representatives from Uhlich Advantage Network presented the Committee with an update on Counseling and supportive Services.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C5 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

In June 2003, the Board of Commissioners approved a contract with BMH-I, LLC to provide funding for Needs Assessments and Case Management Services for Henry Horner Mid-rise Residents. BMH-I’s contract was subsequently amended in August 2004 to increase the not-to-exceed contract amount from \$225,000.00 to \$450,000.00. For the one year option period, \$126,170.00 in funding is required to allow BMH-I to provide assessment and case management services to families preparing to relocate into Phase B of the Henry Horner mixed-income community. Accordingly, the resolution for Item C1 approves the contract extension for BMH-I. Additionally, to facilitate housing stability, continued occupancy and community integration, BMH-I will continue to provide post-relocation case management services to families that

moved into replacement units at Henry Horner in Phase II and to continue servicing the families living in the Horner Mid-Rise building during the initial term of the contract.

RESOLUTION NO. 2005-CHA-75

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Board Letter dated May 17, 2005 entitled “Authorization to Exercise the One Year Option in Contract No. 0676 With BMH-I, LLC For Needs Assessment and Case Management Services To Henry Horner Residents”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option to extend Contract No. 0676 with BMH-I, LLC for an additional year to provide needs assessment and case management services in an amount not to exceed \$126,170.00

(Item C2)

The resolution for Item C2 approves exercising the first one-year option of the IGA with the City of Chicago Board of Education (CPS) for the Employability Plus Program. As part of the Community and Supportive Services Plan for ABLA, residents are encouraged to participate in educational and employment training programs. The Program provided by CPS has a high school reentry program that gives eligible residents the opportunity to return to high school in order to receive their diploma. Additionally, there is a GED program for residents who are not able to return to high school. A second component to the program allows residents to participate in job training where they learn skills in trades such as carpentry, masonry, plumbing, electricity and painting. Participants also attend workshops in the following areas: Educational Public Health on HIV/AIDS, drug abuse and Public Assistance legislation. The Program is essential to the ABLA community, and supports the CHA’s Plan for Transformation by linking families with opportunities that will assist their move toward self-sufficiency and integration into mixed-income communities.

RESOLUTION NO: 2005-CHA-76

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 11, 2005, entitled “RECOMMENDATION TO EXERCISE THE FIRST ONE YEAR OPTION OF THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO BOARD OF EDUCATION FOR THE EMPLOYABILITY PLUS PROGRAM AT ABLA DEVELOPMENT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one (1) year option of the intergovernmental agreement with the City of Chicago Board of Education for the Employability Plus program at ABLA (“Contract No. 0675”)for the period of July 1, 2005 through June 30, 2006 for an amount not-to-exceed \$76,250.00. The new total not-to-exceed contract amount of Contract No. 0675 will be \$217,550.00.

(Item C3)

The Resolution for Item C3 approves award of contract to After School Matters. Although the CHA no longer directly provides social services to its residents, it wants to ensure that a summer pre-apprenticeship employment training opportunities program for its young adult population is available again this summer. The CHA desires to contract directly with After School Matters, as it did in the summer of 2004, to ensure that a minimum of 220 slots are available for CHA’s 14 and 15 year old residents. In this manner, CHA residents will be able to seamlessly participate in the Program and be integrated with other young adult Chicago residents. The Program is scheduled to run from the July 5, 2005 through August 12, 2005, five days per week, four hours per day. Participants will receive a combination of academic training and professional skill development. Skilled teachers focus on teaching the hard skills of the discipline (such as sports, technology, business and science or skilled trades, e.g. carpentry/plumbing.), the soft skills necessary to function in a workplace (such as problem-solving and teamwork) and provide the structure to intertwine the academic component.

RESOLUTION NO. 2005-CHA-77

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 11, 2005 entitled “Authorization to Enter Into A Contract With After School Matters To Provide A Summer Pre-Apprenticeship Employment Training Program For Fourteen and Fifteen Year Old CHA Residents and NeighborSports, An Early Evening Summer Sports League That Features Basketball, Soccer and Volleyball For Thirteen to Eighteen Year Old CHA Residents”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a noncompetitive contract with After School Matters, Inc., to provide a summer pre-apprenticeship employment training program for fourteen and fifteen year old CHA residents for the period of July 5, 2005 through August 12, 2005 and NeighborSports, an early evening summer sports league that features basketball, soccer and volleyball for boys and girls, ages thirteen through eighteen for the period of July 18, 2005 through August 25, 2005 for a total amount not to exceed \$377,000.00 for both programs.

(Item C4)

The Service Connector program is managed by the Chicago Department of Human Services (CDHS), with funding from CHA through an Intergovernmental Agreement (IGA). As part of this IGA, CHA is responsible to assure adequate, accessible office space for each Service Connector Delegate to provide services to CHA residents. Heartland is the Delegate Agency providing case management services for 533 families living in the Madden Wells development. With the planned demolition of the Madden Wells service connector office that Heartland currently occupies at 631 E. 37th Street, a new location is required to provide office space for the Heartland staff so they can continue to provide services to CHA residents. Based on extensive review of options, input from resident leadership and a survey of 256 residents, CHA has decided to relocate the staff at the Madden Wells service connector office to 3550 So. Lake Park Avenue for a three year term. Accordingly, the Resolution for Item C4 approves a lease with Community Housing Partners for the service connectors office at Madden Wells. This site is directly across Cottage Grove from Madden Wells at 35th Street. It has ample parking and is accessible by bus. The service connector staff will continue to assist families with employment, lease compliance, family stability and accessing other programs and benefits at this location as well as through outreach to residents’ homes.

RESOLUTION NO. 2005- CHA-78

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 11, 2005, entitled “Request for Authorization to Assume Lessee Obligations under the Lease Agreement for the Premises Located at 3550 So. Lake Park Avenue, 1st floor, Chicago, Illinois 60653”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT: the Board of Commissioners hereby authorizes the Chief Executive Officer or his Designee to assume the lessee obligations under the Lease, substantially as attached, between Community Housing Partners V Ltd Partner located at 36 S. Wabash Ave, Suite 1310, Chicago, Illinois 60603 and Heartland Human Care Services for a cumulative 4,990 square feet of office space for the premises known as 3550 So. Lake Park Avenue, 1st floor, Chicago, IL 60653, in the event that Heartland’s contract with CDHS terminates prior to the expiration of the Lease. The Lease Agreement is for a three (3) year term at a total base rent of \$202,095.00 with an option to extend the lease for two additional years upon 90 day advance notice by the Lessee.

(Item C5)

The resolution for Item C5 approves the form of lease and tenant selection plan for the new Robert Taylor Homes Phase A-1 development. It is understood that the owner entity, Brinshore/Michaels Development, has an interest and desire to implement its own lease forms and policy that encourages consistent community standards and for the effective management of its mixed income developments. The lease and tenant selection plan have to accommodate

various aspects of the multiple types of tenants and characteristics of a mixed finance transaction. The authorization of approval of the form of lease and tenant selection plan for the new Robert Taylor Homes Phase A-1 development is required at this time to facilitate the closing of this development transaction. Both documents have been subject to extensive negotiation among the CHA, the Developer, the Working Group, and the Local Advisory Committee and the documents are recommended as acceptable. A public comment period was held from March 7, 2005 to April 5, 2005 and a public hearing was held on March 17, 2005. Consideration was given to comments received in finalizing the documents with the Developer and the owner entity.

RESOLUTION NO. 2005-CHA-79

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated April 15, 2005, entitled "AUTHORIZATION FOR APPROVAL OF THE FORM OF LEASE AND TENANT SELECTION PLAN FOR THE NEW ROBERT TAYLOR HOMES PHASE A-1 DEVELOPMENT AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of lease and tenant selection plan in substantially the form presented to the Board for the new Robert Taylor Homes Phase A-1 development and hereby approves an amendment to the Chicago Housing Authority's Admission and Continued Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes

The Omnibus Motion to adopt resolutions for Items C1 through C5 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Michael Ivers Lori Healey Martin Nesbitt Carlos Ponce Mary Wiggins Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

Sharon Gist Gilliam
Chairperson

Lee Gill, Custodian and
Keeper of Records